



201510090080

Skagit County Auditor \$75.00
10/9/2015 Page 1 of 3 1:48PM

When recorded return to:
Diane Bouwman and Richard E. Knoche, Jr.
12929 Eagle Drive
Burlington, WA 98233

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025190

CHICAGO TITLE
620025190 STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert L. Cotton and Jill Cotton, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Diane Bouwman, a single woman and Richard Eugene Knoche,
Jr., a single man

the following described real estate, situated in the County of Skagit, State of Washington:

Lot 24, COUNTRY CLUB ADDITION NO. 2, according to the plat thereof, recorded in Volume 8 of
Plats, pages 78 and 79, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P64559 / 3887-000-024-0004

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in
Chicago Title Company Order 620025190, Schedule B, Special Exceptions, which are attached hereto
and made a part hereof.

Dated: September 30, 2015

Robert L. Cotton

Jill Cotton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

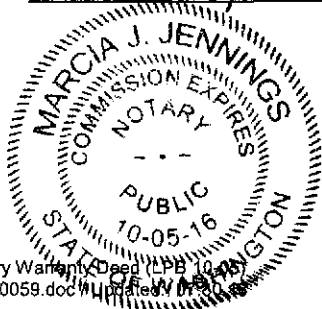
20154139
OCT 09 2015

Amount Paid \$ 5362.80
Skagit Co. Treasurer
By M.M. Deputy

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Robert L. Cotton and Jill Cotton
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: October 8, 2015



Marcia Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on **COUNTRY CLUB ADDITION NO. 2:**
Recording No: 656450
2. Covenants, conditions, and restrictions contained in declaration of restrictions
Recorded: September 29, 1964
Auditor's No.: 656449, records of Skagit County, WA
Executed by: Skyko Country Club, Inc.
3. Easement, including the terms, covenants, and provisions thereof, granted by instrument
Recorded: December 21, 1965
Auditor's No.: 676339, records of Skagit County, WA
In favor of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: As surveyed, staked and constructed
4. Assessments or charges and liability to further assessments or charges, including the terms, covenants, and provisions thereof, disclosed in instrument
Recorded: September 17, 1993
Auditor's No.: 9309170050, records of Skagit County, WA
Imposed by: Country Club Road Association
5. Agreement, including the terms and conditions thereof, entered into
By: Lot owners of Country Club Additions 1, 2, 3, and 4
Recorded: September 17, 1993
Auditor's No.: 9309170049, records of Skagit County, WA
Providing: Maintenance of Country Club Drive, Country Club Place, and Fairway Drive
6. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: April 16, 2002
Auditor's No.: 200204160082, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
7. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: April 25, 1975
Auditor's No(s).: 816586, records of Skagit County, Washington
In favor of: City of Burlington
For: Ingress and egress
Affects: East 15 feet and South 20 feet of East 25 feet of said premises
8. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: April 25, 1975
Auditor's No(s).: 816587, records of Skagit County, Washington
In favor of: City of Burlington
For: Sewer lines
Affects: Easterly 5 feet and South 10 feet of East 20 feet of said premises
9. Easement, including the terms and conditions thereof, conveyed by instrument(s);
Recorded: April 22, 1976
Auditor's No(s).: 833747, records of Skagit County, Washington
In favor of: Dennis G. Spink and Beverly Spink, husband and wife
For: Sewer lines with ingress and egress
Affects: West 5 feet of South 60 feet of said premises
10. City, county or local improvement district assessments, if any.

SCHEDULE "B"

Exceptions
(continued)

11. Assessments, if any, levied by City of Burlington Sewer District.
12. Assessments, if any, levied by Country Club Road Association.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.